

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 12, 1969

Appeal No. 10228 United Unions, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 22, 1970.

EFFECTIVE DATE OF ORDER - May 12, 1970

ORDERED:

That the appeal for permission to erect SP office building for non-profit organizations and roof structures in accordance with provisions of Section 3308 at 1740 New York Avenue, NW., lot 32, Square 171, be granted.

FINDINGS OF FACT:

1. The subject property is located in an SP District.
2. The property is presently vacant.
3. The total area of appellant's lot is 31,300 square feet.
4. Appellant proposes to erect a nine (9) story SP office building for non-profit organizations with roof structure to house mechanical equipment and one toilet for mechanical engineers.
5. The area of the proposed building is 169,020.0 square feet with an FAR of 5.4.
6. The area of the proposed roof structure is 8,256 square feet with an FAR of .263.
7. The material and color of the street facade of the building will be precast concrete with beige colored exposed aggregate with matching roof structure.
8. This appeal was filed and heard under plan by James H. Cosgrove Associates, Architects, drawings numbered 1,2,3,4,5,6, and 7, approved as noted by Arthur P. Davis, architect-member of the Board.

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9. Appellant amends this appeal to permit occupancy as headquarters for the United Unions, Inc.

10. The Department of Highways and Traffic offers no objection to the granting of this appeal, but recommends that a bay be constructed on the E Street side of the building to store vehicles waiting to enter the garage.

11. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concludes that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material, and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

The Board is of the opinion that permission for the proposed occupancy is in keeping with the letter, intent, and purpose of Section 41 of the Zoning Regulations.

We are further of the opinion that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to adversely affect the use of neighboring property.

The Board retains jurisdiction over the use of space in the subject building by non-profit organizations.

This Order does not limit the floor area or location of the approved organizations within the building.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board

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THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10228 United Unions, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following SUPPLEMENTAL ORDER of the Board was entered at the meeting of January 19, 1971.

EFFECTIVE DATE OF ORDER - March 4, 1971

ORDERED:

That the appeal for permission to erect SP office building for non-profit organization and roof structures in accordance with provisions of Section 3308 at 1740 New York Avenue, NW., Lot 32, Square 171, be granted.

FINDINGS OF FACT:

1. The appellant presented a change in plans from that which had been previously granted in this appeal (10228) effective, May 12, 1970.

2. The changes proposed are:

[a] Sheet A-5, changes the auditorium to a multi-purpose room and a large part of the office area to a future dining room and kitchen. The remainder of the ground floor is foyer, office space and toilets as previously approved. (See Exhibit No. 9)

3. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant's change of plans are in keeping with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of neighboring property.

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OPINION Cont'd :

This Order shall not change the previous Order except as to the plan changes indicated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

A handwritten signature in cursive script, appearing to read "P.E. Kelly", written in dark ink.

By :

PATRICK E. KELLY
Secretary of the Board